



**CORONADO
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
SEPTEMBER 17, 2026
6:15 P.M.**

Special District Services, Inc.
6625 Miami Lakes Drive, Suite 374
Miami Lakes, FL 33014

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AGENDA
CORONADO COMMUNITY DEVELOPMENT DISTRICT
Doral Legacy Park Second Floor Conference Room
11400 NW 82nd Terrace
Doral, Florida 33178
REGULAR BOARD MEETING
September 17, 2026
6:15 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
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- G. Old Business
 - 1. Update Regarding Traffic Calming Devices
- H. New Business
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 - 4. Discussion Regarding Gate Facilities Rules
- I. Administrative & Operational Matters
 - 1. Annual Engineers Report.....Page 21
 - 2. Reminder: Ethics Training due December 31st
- J. Board Member & Staff Closing Comments
- K. Adjourn

Publication Date
2026-09-07

Subcategory
Miscellaneous Notices

NOTICE OF REGULAR BOARD MEETING OF THE
CORONADO COMMUNITY
DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Coronado Community Development District (the "District") will hold a Regular Board Meeting (the "Meeting") on September 17, 2026, at 6:15 p.m. in the Second Floor Conference Room of Doral Legacy Park located at 11400 NW 82nd Terrace, Doral, Florida 33178.

The purpose of the Regular Board Meeting is for the Board to consider any District business which may lawfully and properly come before the Board. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or two Board Members will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board Members may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at this meeting should contact the District Manager at (786) 313-3661 and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

Meetings may be cancelled from time to time without advertised notice.

Coronado Community Development District

www.coronadocdd.org

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Sep 7 2026

**CORONADO COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
JUNE 18, 2026**

A. CALL TO ORDER

District Manager Armando Silva called the June 18, 2026, Regular Board Meeting and Public Hearing of the Coronado Community Development District (the “District”) to order at 6:16 p.m. in the Doral Legacy Park – Second Floor Conference Room located at 11400 NW 82nd Terrace, Doral, Florida 33178.

B. PROOF OF PUBLICATION

Mr. Silva presented proof of publication that notice of the Regular Board Meeting had been published in the Miami Herald on November 15, 2025, as legally required.

C. ESTABLISH A QUORUM

Mr. Silva determined that the attendance of Chairperson Erwin Santacruz, Vice Chairperson Maximo Albornett and Assistant Secretaries Dahiane Rondon, Renee Bedoya and David Vega constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance: District Manager Armando Silva and Associate District Manager Pablo Jerez of Special District Services, Inc.; and District Counsel Alyssa Wilson of Kutak Rock LLP.

Also in attendance was Eduardo Rondon, Miami, Florida.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. March 19, 2026, Regular Board Meeting Minutes

Mr. Silva presented the minutes of the March 19, 2026, Regular Board Meeting and asked if there were any changes and/or corrections. There being no changes, a motion was made by Mr. Santacruz, seconded by Mr. Albornett and passed unanimously approving the minutes of the March 19, 2026, Regular Board Meeting, as presented.

Note: The Regular Board Meeting was recessed and the Public Hearing was opened at 6:20 p.m.

G. PUBLIC HEARING

1. Proof of Publication

Mr. Silva presented proof of publication that notice of the Public Hearing had been published in the Miami Herald on May 29, 2026, and June 5, 2026, as legally required.

2. Receive Public Comments on Fiscal Year 2026/2027 Final Budget

Mr. Silva opened the public comment portion of the Public Hearing. There were no members of the public present and no comments were received regarding the Fiscal Year 2026/2027 Final Budget.

3. Consider Resolution No. 2026-02 – Adopting a Fiscal Year 2026/2027 Final Budget

Mr. Silva presented Resolution No. 2026-02, entitled:

RESOLUTION NO. 2026-02

THE ANNUAL APPROPRIATION RESOLUTION OF THE CORONADO COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva presented the Fiscal Year 2026/2027 Final Budget. A discussion ensued, after which a **motion** was made by Mr. Santacruz, seconded by Ms. Bedoya and passed unanimously adopting Resolution No. 2026-02, approving the Fiscal Year 2026/2027 Final Budget, as presented.

4. Consider Resolution No. 2026-03 – Assessment Resolution/Tax Roll FY 2026/2027

Mr. Silva presented Resolution No. 2026-03, entitled:

RESOLUTION NO. 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORONADO COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2026/2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva presented the Fiscal Year 2026/2027 Assessment Roll, certifying the non-ad valorem special assessments to be collected for the District for Fiscal Year 2026/2027. A **motion** was made by Ms. Rondon, seconded by Mr. Albornett and passed unanimously adopting Resolution No. 2026-03, as presented.

Note: There being no further Public Hearing business to conduct, the Public Hearing was closed and the Regular Board Meeting was reconvened.

H. OLD BUSINESS

1. Update Regarding Traffic Calming Devices

Mr. Silva updated the Board that the District Engineer, Juan Alvarez, was finalizing the traffic calming device plans for submission to the City of Doral for review. Mr. Santacruz suggested that the Coronado Master Association be kept informed of the process.

I. NEW BUSINESS

1. Consider Resolution No. 2026-04 – Adopting a Fiscal Year 2026/2027 Meeting Schedule

Mr. Silva presented Resolution No. 2026-04, entitled:

RESOLUTION NO. 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORONADO COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva presented the proposed Fiscal Year 2026/2027 meeting schedule, noting that it maintained the same meeting time, pattern and location as the current fiscal year. A **motion** was made by Mr. Santacruz, seconded by Mr. Albornett and passed unanimously adopting Resolution No. 2026-04, as presented.

2. Discussion Regarding Security Services and Potential Virtual Guard Gate System

Mr. Silva advised that at the request of the Coronado Master Association, District Staff had received a proposal from Regions Security for a virtual guard gate system. Following discussion, the Board requested that the Coronado Master Association attend the next Board meeting to present its position on the matter.

J. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Statement of Financial Interests – Form 1

Mr. Silva reminded the Board that Statements of Financial Interests – Form 1 are due to the Supervisor of Elections' office by July 1, 2026.

2. Announcing Certification of the Number of Registered Voters

Mr. Silva announced that the Miami-Dade County Office of the Supervisor of Elections had certified that the District has 331 registered voters.

K. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no Board Member or Staff closing comments.

L. ADJOURNMENT

There being no further business to come before the Board, a motion was made by Mr. Santacruz, seconded by Mr. Albornett and passed unanimously adjourning the Regular Board Meeting and Public Hearing at 6:53 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

RESOLUTION NO. 2026-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
CORONADO COMMUNITY DEVELOPMENT DISTRICT
AUTHORIZING AND ADOPTING AN AMENDED FINAL
FISCAL YEAR 2025/2026 BUDGET (“AMENDED BUDGET”),
PURSUANT TO CHAPTER 189, *FLORIDA STATUTES*; AND
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Board of Supervisors of the Coronado Community Development District (the “District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORONADO COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Amended Budget for Fiscal Year 2025/2026 attached hereto as Exhibit “A” is hereby approved and adopted.

Section 2. The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 17th day of September, 2026.

ATTEST:

**CORONADO COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Coronado Community Development District

**Amended Final Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

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- II AMENDED FINAL DEBT SERVICE FUND BUDGET**

AMENDED FINAL BUDGET
CORONADO COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 8/31/26
REVENUES			
Administrative Assessments	59,350	60,259	60,259
Maintenance Assessments	139,579	139,957	139,957
Debt Assessments	252,625	253,335	253,335
Master Association Contributions	95,000	112,500	93,173
Other Revenue	0	0	0
Interest Income	1,200	7,400	7,355
TOTAL REVENUES	\$ 547,754	\$ 573,451	\$ 554,079
EXPENDITURES			
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	6,000	4,200	3,200
Payroll Taxes	459	325	245
Management	41,124	41,124	37,697
Field Operations Management	2,100	2,100	1,925
Legal	9,000	4,600	2,611
Assessment Roll	3,000	3,000	0
Audit Fees	3,600	3,600	3,600
Insurance	8,100	7,767	7,767
Legal Advertisements	4,600	5,200	4,144
Miscellaneous	1,600	2,700	2,343
Postage	350	125	101
Office Supplies	675	325	256
Dues & Subscriptions	175	175	175
Trustee Fee	3,400	3,640	3,640
Continuing Disclosure Fee	350	350	0
Website Management	2,000	2,000	1,833
Operating Reserve	1,500	1,500	0
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 88,033	\$ 82,731	\$ 69,537
MAINTENANCE EXPENDITURES			
Security Services	190,000	225,000	186,346
Aquatic Maintenance/Midgefly Control	3,000	3,800	3,389
Fountain Maintenance/Power - FPL	3,000	1,500	0
Storm Drainage Maintenance	5,000	11,000	9,035
Engineering	2,000	11,000	8,843
Roadway/Street Maintenance	7,000	17,000	14,158
Soft Gates & Security Cameras Maintenance	10,000	15,500	12,580
Storm Drainage/Class V Permit	4,100	1,000	0
Miscellaneous Maintenance (Lighting, Etc.)	3,500	25,500	22,106
TOTAL MAINTENANCE EXPENDITURES	\$ 227,600	\$ 311,300	\$ 256,457
TOTAL EXPENDITURES	\$ 315,633	\$ 394,031	\$ 325,994
REVENUES LESS EXPENDITURES	\$ 232,121	\$ 179,420	\$ 228,085
Bond Payments	(239,994)	(242,545)	(242,545)
BALANCE	\$ (7,873)	\$ (63,125)	\$ (14,460)
County Appraiser & Tax Collector Fee	(4,515)	(4,382)	(4,382)
Discounts For Early Payments	(18,062)	(14,900)	(14,900)
EXCESS/ (SHORTFALL)	\$ (30,450)	\$ (82,407)	\$ (33,742)
Carryover From Prior Year	30,450	30,450	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (51,957)	\$ (33,742)

FUND BALANCE AS OF 9/30/25
FY 2025/2026 ACTIVITY
FUND BALANCE AS OF 9/30/26

\$325,896
(\$82,407)
\$243,489

Notes

Reserve Funds Totaling \$30,450 used to reduce Fiscal Year 2025/2026 Assessments.
Reserve Funds Totaling \$40,000 to be used to reduce Fiscal Year 2026/2027 Assessments.

AMENDED FINAL BUDGET
CORONADO COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 8/31/26
REVENUES			
Interest Income	1,000	7,900	7,742
NAV Tax Collection	239,994	242,545	242,545
Transfer from Construction Fund	0	0	0
Total Revenues	\$ 240,994	\$ 250,445	\$ 250,287
EXPENDITURES			
Principal Payments (2017)	143,000	143,000	143,000
Interest Payments (2017)	96,539	98,819	98,819
Bond Redemption	1,455	15,000	15,000
Total Expenditures	\$ 240,994	\$ 256,819	\$ 256,819
Excess/ (Shortfall)	\$ -	\$ (6,374)	\$ (6,532)

FUND BALANCE AS OF 9/30/25	\$249,506
FY 2025/2026 ACTIVITY	(\$6,374)
FUND BALANCE AS OF 9/30/26	\$243,132

Notes

Reserve Fund Balance = \$143,476*. Revenue Fund Balance = \$95,646*.

Prepayment Account = \$4,010*.

Revenue Fund Balances To Be Used To Make 11/1/2026 Interest Payment Of \$46,661.

* Approximate Amounts

Series 2017 Bond Refunding Information

Original Par Amount =	\$3,399,000	Annual Principal Payments Due:
Interest Rate =	2.125% - 4.25%	May 1st
Issue Date =	April 2017	Annual Interest Payments Due:
Maturity Date =	May 2038	May 1st & November 1st
Par Amount As Of 9/30/26 =	\$2,243,000	

RESOLUTION NO. 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORONADO COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Coronado Community Development District (the “District”) is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida, and creating Section 189.0694, Florida Statutes; and

WHEREAS, the District adopted Resolution 2024-08 on October 17, 2024, establishing goals and objectives for the District and creating performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, pursuant to Section 189.0694, Florida Statutes, the District must adopt and publish on its website an annual report prior to December 1st of each year, describing the goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination, and any goals or objectives the district failed to achieve.

WHEREAS, the District Manager has the annual report of the District’s goals, objectives, and performance measures and standards attached hereto and made a part hereof as **Exhibit A** (the “Annual Report”) and presented the Annual Report to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached annual report of the goals, objectives and performance measures and standards.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORONADO COMMUNITY DEVELOPMENT DISTRICT, THAT:

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the Annual Report regarding the District’s success or failure in achieving the adopted goals and objectives and directs the District Manager to take all necessary actions to comply with Section 189.0694, Florida Statutes.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 17th day of September, 2026.

ATTEST:

**CORONADO COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Annual Report of Performance Measures/Standards

Exhibit A

Program/Activity: District Administration

Goal: Remain compliant with Florida Law for all district meetings

Objectives:

- Notice all District regular, special, and public hearing meetings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

Performance Measures:

- All Meetings publicly noticed as required (YES)
- Meeting minutes and post-meeting action completed (YES)
- District records retained as required by law (YES)

Program/Activity: District Finance

Goal: Remain Compliant with Florida Law for all district financing activities

Objectives:

- District adopted fiscal year budget
- District amended budget at end of fiscal year
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year budget (YES)
- District amended budget at end of fiscal year (YES)
- District accounts receivable/payable processed for the year (YES)
- “No findings” for annual financial audit (NO)
 - If “yes” explain

Program/Activity: District Operations

Goal: Insure, Operate and Maintain District owned Infrastructure & assets

Objectives:

- Annual renewal of District insurance policy(s)
- Contracted Services for District operations in effect
- Compliance with all required permits

Performance Measures:

- District insurance renewed and in force (YES)
- Contracted Services in force for all District operations (YES)
- Permits in compliance (YES)



TECHNOLOGY
to BUSINESS

Project: Replacement of Security Camera System



Coronado - 10870 NW 88th Ter Unit 216, Doral, FL 33178



DEVICES TO USE

ZONE	CAMERA	ACCESS POINT / PoE Switch	INST / CONFIG
A	6 FIXED 1 180 DEGREES	3 AP 1 ULTRA 1 PoE Switch	PHASE 1
B	7 BULLETS 1 DOME FOR FACE	3 AP 1 PoE Switch	
C	3 VARIFOCAI BULLETS 2 WITH SOLAR PANEL 2 180 DEGREES 4 FIXED	4 AP 4 PoE Switch	
D	2 FIXED 1 180 DEGREES	2 AP 1 PoE Switch	PHASE 2
E	3 FIXED 2 180 2 WITH SOLAR PANEL	3 AP 2 PoE Switch	
F	3 FIXED 1 180	2 AP 2 PoE Switch	
G	3 FIXED 2 180 DEGREES 2 WITH SOLAR PANELS	3 AP 4 PoE Switch	
H	2 FIXED	1 AP 1 PoE Switch	PHASE 3
I	3 VARIFOCAI BULLETS 2 WITH SOLAR PANEL 2 180 DEGREES 4 FIXED	4 AP 4 PoE Switch	
J	4 FIXED 4 180 DEGREES	2 AP 4 PoE Switch	
TOTAL	68 IP Cameras 2K High Definition	28 AP 23 PoE sw/spl	

DEVICES TO USE

NOTES/COMMENTS

The quantities specified include both, the devices to be replaced and those we are proposing to add for improved coverage range.

The installation and configuration sequence in each phase can be adjusted based on the client's needs.

This proposal suggests replacing the existing devices while reusing or refurbishing the current wiring, which will benefit the client's budget. Therefore, no low-voltage or electrical wiring work is included.

After this project, another proposal will be made to install solar-powered wireless poles in key locations identified as "blind spots" during the data collection phase.

ESTIMATED PRICES

DEVICE / ITEM	PRICE
SECURITY CAMERAS -Bullet Motorized for entry gates -Turret Dome Fixed Lens -180 Degrees-Panoramic view -Camera Accessories	\$20400
ACCESS POINT -Wireless Bridge Pro Outdoor Rated -Antenna Accessories	\$8100
POE NETWORK SWITCH -PoE Network switch -Poe Splitter	\$3400
NETWORK VIDEO RECORDER -64 CHANNEL NVR, 8K	\$4800
HARD DRIVE DISK -Hard Drive Disk designed for Security Cameras Systems. Capacity storage enough for 1 month of Playback.	\$6400
CLOUD GATEWAY -10G Cloud Gateway with 200+ devices capacity. IPS routing and Dual WAN. Remote management	\$1200
UPS RACK MOUNT -Battery backup + Surge protection + Remote management	\$1450
LABOR/INSTALLATION -2 or 3 men day/labor -Project manager assigned	\$15000
TOTAL	\$60750

PAYMENTS PLAN

PAYMENT AGREEMENT	PRICE
50% OF TOTAL PRICE -PHASE 1 -SECURITY AND NETWORK DEVICES	\$30375
25% OF TOTAL PRICE -PHASE 2	\$15187.5
25% OF TOTAL PRICE -PHASE 3	\$15187.5
TOTAL	\$60750



**TECHNOLOGY
to BUSINESS**

Carlos Lugo – 9546874281
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Coronado Community Development District

**Engineer's Year 2026
Public Facilities Report**

Prepared for
Coronado Community Development District
Board of Supervisors
Miami-Dade County, Florida

Prepared by
Alvarez Engineers, Inc.

8935 NW 35 Lane, Suite 101
Doral, FL 33172
Telephone 305-640-1345
E-Mail Address: Alvarez@Alvarezeng.com

June 28, 2026

I. Introduction

The Coronado Community Development District (the “District”) was created for the purpose of financing, acquiring or constructing, maintaining and operating a portion of the infrastructure necessary for the development within the District. Coronado (the “Development”) is a residential development located entirely within the City of Doral, a municipality within Miami-Dade County, Florida. More specifically, it is located in Section 7, Township 53 South, and Range 40 East. The District is situated approximately $\frac{3}{4}$ of a mile east of State Road 821 (Homestead Extension of Florida’s Turnpike), 3 miles west of State Road 826 (Palmetto Expressway) and 3 miles north of NW 41 Street. The District is bounded by NW 109 Avenue on the west, NW 90 Street on the north, NW 107 Avenue on the east and NW 88 Street on the south. (See Exhibits 1 and 2).

The public facilities infrastructure is a network of onsite and offsite roadways, stormwater drainage, water and sanitary sewer systems that gives access and service to 327 condominium dwelling units located within 12 buildings (See Exhibit 2). The lands within the District encompass approximately 17.40 acres which include 14.40 acres of residential tracts and a 3.00-acre lake tract.

This 2026 Public Facilities Report (the “Report”) is intended to comply with the requirements of Section 189.08, Florida Statutes.

II. Description of Existing Public Facilities, Ownership and Operation

1. Roadway Improvements

The offsite roads (portions of NW 109 Avenue, NW 90 Street, NW 107 Avenue and NW 88 Street) are in good condition. The right of ways for 109 Avenue, 90 Street and 88 Street were conveyed to the City of Doral and the Right of Way for 107 Avenue was conveyed to Miami-Dade County via Plat (Miami-Dade County Official Records Book 165, Page 62). The City of Doral and Miami-Dade County own and operate the offsite roads. The gates and security camera systems at the entrance and exits of the community are in good condition. The onsite roads tract of land is owned by the Coronado at Doral Master Association. The onsite roads within the tract and the drainage system are owned by the CDD. The asphalt of the driveways and the private parking spaces exhibited cracking, potholes, and general surface deterioration, and cracking was noted around multiple inlets and manholes. On March 25 of 2008 the District was granted access and drainage easement to encompass the onsite roads and related drainage facilities. The easement was recorded at ORB 26299, PG 143.

We recommend that the District consider creating a sinking fund to finance the future capital expense at the end of the service life of the pavements within the District roadways. The table below provides an estimate of the replacement costs at the end of the pavement service life and the estimated annual contributions over the remaining service life to fund the future expense.

ESTIMATE OF COSTS FOR RESURFACING ROADS IN "n" YEARS									
Analysis and Annuity Recommendation									
Pavement Service Life (30 Years Estimated)		Present Year	Remaining Service Life (Yrs)	Present Year Cost (PC) of Pavement Replacement (Mill and Resurface 3/4" Thick)			Future Replacement Cost @ End of Service Life* For 2.5% Inflation Rate (r)	Annual Interest Rate	Annuity to Finance (FC) in (n) Years given (i)
From	To		(n)	Quantity (SY)	Unit Cost (\$/SY)	(PC)	FC= (PC)(1+r/100)^n	(i)	FCi/((1+i)^n-1)
PAVEMENTS									
2010	2040	2026	14	12,712	\$10.00	\$127,120	\$179,617	0.25%	\$12,623
PAVEMENT MARKINGS AND SIGNING									
2020	2030	2026	4	12,712	\$2.50	\$31,780	\$35,079	0.25%	\$8,737

2. Drainage and Stormwater Management Improvements

The drainage stormwater management and drainage improvements are in good condition. The improvements consist of inlets, manholes, pipes, exfiltration trenches, lake and outfall pipe. On March 25, 2008, the District was granted the lake tract by the Developer. The Special Warranty Deed was recorded on ORB 26299, PG 136. On April 23, 2004, Century Homebuilders, LLC granted the Developer a drainage easement for the construction of the offsite outfall (ORB 23011, PG 4319) and on March 25, 2008 the Developer assigned the offsite outfall drainage easement to the District (ORB 26299, PG 166). The District owns and operates the drainage and stormwater management system.

The following is a suggested 5-year cyclical program for servicing the inlets, manholes, pipes and French drains of the drainage system. The program consists of servicing 20% of the system every year so that at the end of the fifth year, 100% of the system will have been serviced. The table below shows the estimated amount that would need to be budgeted yearly to service the 80 drainage structures and 3,375 Linear Feet of pipes in the District. The program may be financed yearly or in one lump sum when needed, at the discretion of the Board of Supervisors. Refer to Exhibit 3.

5-YEAR CYCLE ESTIMATE OF YEARLY COSTS FOR SERVICING THE STORMWATER DRAINAGE					
Year	Drainage Component	Unit	Quantity (Q)	Unit Price (\$/Unit)	Cost (\$)
(Y1)	Structures Cleaning	EA	23	230.00	5,290
	Baffle Detachment	EA	9	50.00	450
	Baffle Replacement	EA	2	600.00	1,200
	Pipe Cleaning and CCTV	LF	1,149	6.75	7,756
	Cost				14,696
(Y2)	Structures Cleaning	EA	14	236.00	3,304
	Baffle Detachment	EA	3	51.00	153
	Baffle Replacement	EA	1	615.00	615

5-YEAR CYCLE ESTIMATE OF YEARLY COSTS FOR SERVICING THE STORMWATER DRAINAGE					
Year	Drainage Component	Unit	Quantity (Q)	Unit Price (\$/Unit)	Cost (\$)
	Pipe Cleaning and CCTV	LF	557	6.92	3,854
	Cost				7,926
(Y3)	Structures Cleaning	EA	14	242.00	3,388
	Baffle Detachment	EA	3	53.00	159
	Baffle Replacement	EA	1	630.00	630
	Pipe Cleaning and CCTV	LF	557	7.09	3,949
	Cost				8,126
(Y4)	Structures Cleaning	EA	14	248.00	3,472
	Baffle Detachment	EA	3	54.00	162
	Baffle Replacement	EA	1	646.00	646
	Pipe Cleaning and CCTV	LF	557	7.27	4,049
	Cost				8,329
(Y5)	Structures Cleaning	EA	15	254.00	3,810
	Baffle Detachment	EA	4	55.00	220
	Baffle Replacement	EA	1	662.00	662
	Pipe Cleaning and CCTV	LF	555	7.45	4,135
	Cost				8,827
Total	Total Structures Cleaning	EA	80		
	Total Baffle Detachment	EA	22		
	Total Baffle Replacement	EA	6		
	Total Pipe Cleaning and CCTV	LF	3,375		
	Total Cost				47,904.00
Prices Annual Inflation Rate of:		%			2.50
Baffle Replacement Quantity to be 25 % of the Baffle Detachment.					
Quantities (Q) for First Year (Y1) were computed from plans and other sources.					
Quantities for Y2, Y3 and Y4 were computed as: $Q2 = Q3 = Q4 = (Total\ Q - Q1)/4$					
Quantities for Y5 were computed as: $Q5 = Q - Q1 - Q2 - Q3 - Q4$					

3. Water and Sewer Improvements

The water and sewer infrastructure was completed and conveyed to the Miami-Dade County Water and Sewer Department (WASD) for ownership and operation, together with the appropriate easements recorded at ORB 25706, PG 2325 and ORB 26224, PG 3657 (Water Distribution and Sanitary Sewer Systems). Concerns may be reported to WASD at either of the following numbers: 305-274-9272 (Emergencies) or 305-665-7477 (Customer Service).

III. Estimated Maintenance Costs for District-Owned Infrastructure

We think that for Fiscal Year 2026-2027, the District proposed amounts for field operations are adequate to properly maintain, repair and operate the public infrastructure for

which the District is currently responsible. (Refer to <http://coronadocdd.org/financials/> for the FY 2026-2027 Proposed Budget).

IV. Insurance

The District currently carries insurance for General Liability, Property, Hired non-Owned Auto, Employment Practices Liability, Public Officials Liability and Deadly Weapon Protection coverage under policy agreement number 100125154, administered by Florida Insurance Alliance. The District has budgeted enough funds to cover the \$7,767 insurance premium.

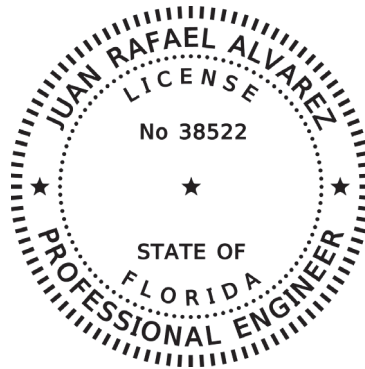
V. Engineer's Certification

I hereby certify that the foregoing is a true and correct description of the Public Facilities Report for the Coronado Community Development District.

Juan R
Alvarez

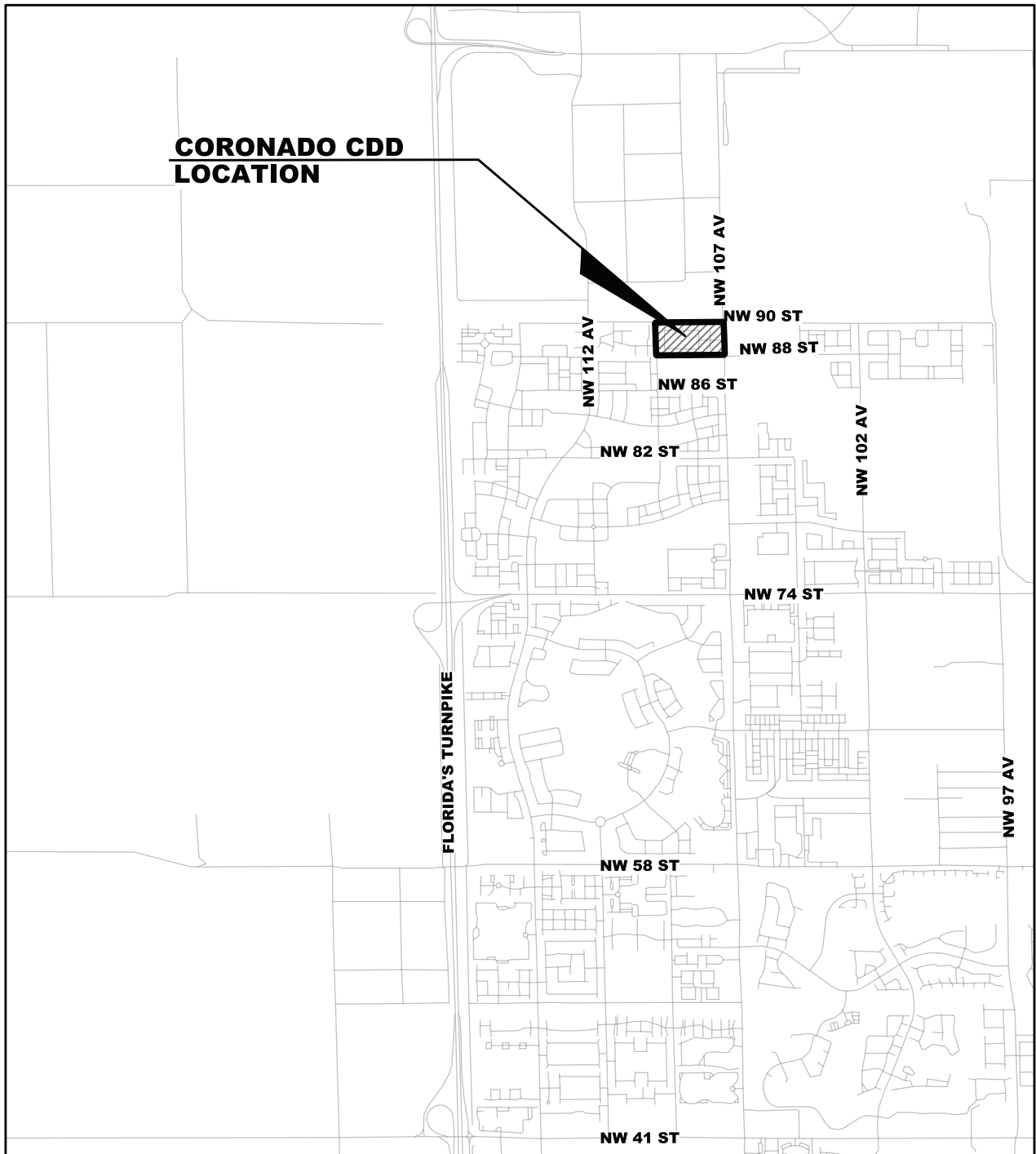
Digitally signed by
Juan R Alvarez
Date: 2026.06.28
13:11:50 -04'00'

Juan R. Alvarez, PE
Alvarez Engineers, Inc.
June 28, 2026



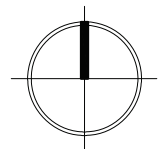
This item has been digitally signed and sealed by
Juan R. Alvarez, PE on the date adjacent to the seal.

Signature must be verified on any electronic copies.

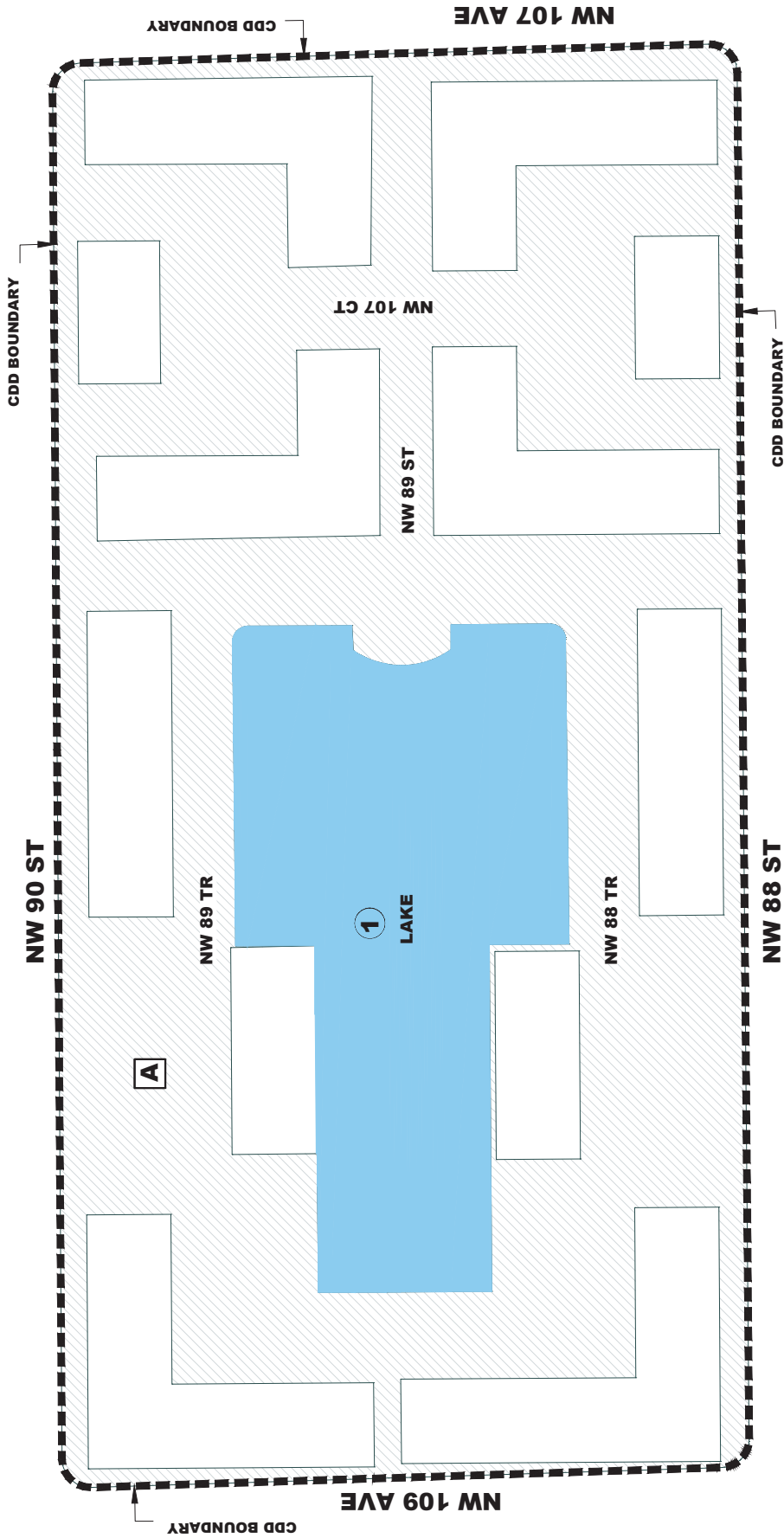


ALVAREZ ENGINEERS, INC.

**CORONADO CDD
LOCATION MAP**

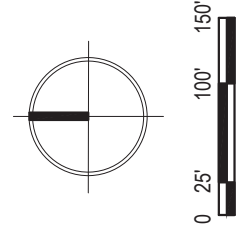


0 500' 1500' 3000'



1 CDD OWNERSHIP
 TRACT "B" (PB 165, PG 62)
 FOLIO 35-3007-013-0020
 ORB 26299, PG 136
 CATEGORY: LAKE

A CDD EASEMENT
 TRACT "A" (PB 165, PG 62)
 FOLIO 35-3007-013-0010
 ORB 26299, PG 143
 CATEGORY: ROADS DRAINAGE



ALVAREZ ENGINEERS, INC.

CORONADO CDD

CDD LAND OWNERSHIP AND EASEMENTS

